

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE WHARF AT CLEAR LAKE MAINTENANCE ASSOCIATION, INC.**

THE STATE OF TEXAS §
COUNTY OF GALVESTON §

The undersigned, being the Property Manager for The Wharf at Clear Lake Maintenance Association, Inc. (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. **Name of Subdivision(s):**

The name of the Subdivision is **The Wharf at Clear Lake, Phases I, II, III and IV.**

2. **Name of Association:**

The name of the Association is **The Wharf at Clear Lake Maintenance Association, Inc.**

3. **Recording Data for the Subdivision(s):**

The recording data for the subdivision is described as follows:

Phase I: Volume 15, Page 78, Map Records of Galveston County, Texas

Phase II: Volume 15, Page 168, Map Records of Galveston County, Texas

Phase III: Volume 15, Page 133, Map Records of Galveston County, Texas

Phase IV: Volume 15, Page 133, Map Records of Galveston County, Texas

4. **Recording Data for the Declaration(s):**

The recording data for the declarations is as follows:

The Declaration of Covenants, Conditions and Restrictions, recorded under Galveston County Clerk's File No. 149636;

Amendment No. 1 of Declaration of Covenants, Conditions and Restrictions, recorded under Galveston County Clerk's File No. 8537749;

Amendment No. 2 of Declaration of Covenants, Conditions and Restrictions, recorded under Galveston County Clerk's File No. 8537748;

Third Amendment to Declaration of Covenants, Conditions and Restrictions, recorded under Galveston County Clerk's File No. 2008063625;

Annexation Declaration of Covenants, Conditions and Restrictions for the Wharf, Phase II, recorded under Galveston County Clerk's File No. 192781;

Amendment to Annexation Declaration of Covenants, Conditions and Restrictions for the Wharf, Phase II, recorded under Galveston County Clerk's File No. 208759;

Annexation Declaration of Covenants, Conditions and Restrictions for the Wharf, Phase III,

recorded under Galveston County Clerk's File No. 199754;

Amendment to Annexation Declaration of Covenants, Conditions and Restrictions for the Wharf, Phase III, recorded under Galveston County Clerk's File No. 212200;

Annexation Declaration of Covenants, Conditions and Restrictions for the Wharf, Phase IV, recorded under Galveston County Clerk's File No. 8458051;

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions, recorded under Galveston County Clerk's File No. 2022071229.

5. **Association Information:**

The contact information and website for the association is as follows:

The Wharf at Clear Lake Maintenance Association, Inc.
c/o Etheredge Property Management
3206 Palmer Highway
Texas City, Texas 77590
Website: www.wharfatclearlake.com
Phone Number: (409) 945-2577

6. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

Etheredge Property Management
c/o Bill Etheredge
3206 Palmer Highway
Texas City, Texas 77590
Phone Number: (409) 945-2577
Email: epm2577@aol.com

7. **Fees Related to Property Transfer::**

Resale Certificate: \$200.00
Transfer Fee: \$200.00

8. **Optional Information:**

None

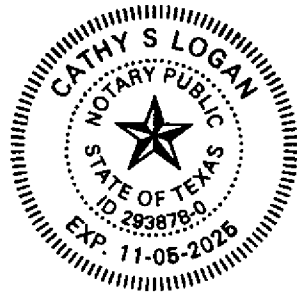
Executed this the 22 day of November, 2022

**The Wharf at Clear Lake
Maintenance Association, Inc.**

By Bill Etheredge
Bill Etheredge, Property Manager

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on this the 22nd day of November, 2022, by **Bill Etheredge**, Property Manager for **The Wharf at Clear Lake Maintenance Association, Inc.**, a Texas property owners association, on behalf of said association.



Cathy S Logan
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.

FILED AND RECORDED

Instrument Number: 2022072189

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 11/28/2022 11:54AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*